

LEATHERWOOD, WALKER, TODD & MANN

FILED  
GREENVILLE CO. S. C.

VOL 963 PAGE 55

ELIZABETH HUBLE  
R.M.C.

THIS DEED, Made this 1st day of December, A. D., 1972, between SEABOARD COAST LINE RAILROAD COMPANY, a Virginia corporation, hereinafter called "Grantor"; and BLACK ELECTRICAL SUPPLY COMPANY, a South Carolina corporation, hereinafter called "Grantee";

WITNESSETH: That Grantor, for and in consideration of the sum of Fifteen Thousand Seven Hundred Seventy-Seven Dollars (\$15,777.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain piece or parcel of land situate, lying and being at Greenville, County of Greenville, State of South Carolina, and described as follows, to wit:

Beginning at the point of intersection of the north-westerly line of Gray's Alley and the southerly boundary line of Grantor's main track right of way, said point located 20 feet southerly, measured at right angles, from the center line of said main track; running thence South 20° 44' West, along the northwest line of Gray's Alley, 193.4 feet to an iron pin placed; thence North 69° 42' West, 195.0 feet to an iron pin found in the east line of Westfield Street; thence North 21° 25' East, 41.96 feet to an iron pin placed in Grantor's southerly boundary line, said pin located 20 feet southerly, measured at right angles, from the center line of said main track; thence northeasterly, parallel and/or concentric with and 20 feet south of said center line, the following courses and distances: (1) North 81° 05' East, 70.7 feet to an iron pin placed, (2) North 74° 47' East, 51.0 feet to an iron pin placed, (3) North 69° 23' East, 52.0 feet to an iron pin placed, and (4) North 65° 18' East, 75.1 feet to the point of beginning, being an iron pin found; containing 21,036 square feet or 0.48 of an acre, more or less, and being shown outlined in YELLOW on print of survey dated April 5, 1972, last revised July 25, 1972, prepared by Piedmont Engineers and Architects, which print is attached hereto and made a part hereof.

WESTFIELD ST  
57-2-G.1  
-500-OUT OF 57-2-6

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises unto Grantee, its successors and assigns, in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record.

Except as to the matters referred to in the preceding paragraph, Grantor hereby binds itself, its successors and assigns, that it is seized of said premises in fee and that same are free from encumbrances, and to fully warrant and forever defend all and singular said premises unto Grantee, its successors and assigns, against Grantor and its successors and assigns and all other persons lawfully claiming or to claim the same or any part thereof.

(continued on next page)

Greenville County  
Stamps  
Paid \$ 1760  
Act No. 3 Sec. 1

3200

For Plat See Deed Book 963 Page 58